

House File 269 - Introduced

HOUSE FILE 269

BY ISENHART

A BILL FOR

1 An Act relating to the approval or modification of certain
2 urban renewal projects and including effective date and
3 applicability provisions.

4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 403.5, subsection 1, Code 2011, is
2 amended to read as follows:

3 1. a. A municipality shall not approve an urban renewal
4 project for an urban renewal area unless the governing body
5 has, by resolution, determined the area to be a slum area,
6 blighted area, economic development area, or a combination of
7 those areas, and designated the area as appropriate for an
8 urban renewal project, and met the requirements of paragraph
9 "b", if applicable. The local governing body shall not approve
10 an urban renewal plan until a general plan for the municipality
11 has been prepared. For this purpose and other municipal
12 purposes, authority is vested in every municipality to prepare,
13 to adopt and to revise from time to time, a general plan for
14 the physical development of the municipality as a whole, giving
15 due regard to the environs and metropolitan surroundings. A
16 municipality shall not acquire real property for an urban
17 renewal project unless the local governing body has approved
18 the urban renewal project in accordance with subsection 4.

19 b. A municipality proposing an urban renewal project that
20 utilizes moneys from a division of revenue pursuant to section
21 403.19 shall consider and apply the smart planning principles
22 and guidelines under sections 18B.1 and 18B.2. A separate
23 hearing regarding application of the smart planning principles
24 and guidelines shall be held prior to the public hearing
25 required under subsection 3. The local governing body shall
26 conduct the hearing after public notice thereof by publication
27 in a newspaper having a general circulation in the area of
28 operation of the municipality. The notice shall describe the
29 time, date, place, and purpose of the hearing, shall generally
30 identify the urban renewal area covered by the plan, shall
31 outline the general scope of the urban renewal activities under
32 consideration, and shall generally describe the smart planning
33 principles and guidelines under sections 18B.1 and 18B.2.

34 Sec. 2. Section 403.6, subsection 6, paragraph b, Code 2011,
35 is amended to read as follows:

1 *b.* Urban renewal plans adopted, amended, or modified
2 pursuant to the requirements of section 403.5;

3 Sec. 3. Section 403.6, subsection 12, Code 2011, is amended
4 to read as follows:

5 12. To approve, amend, or modify urban renewal plans,
6 subject to the requirements of section 403.5.

7 Sec. 4. EFFECTIVE UPON ENACTMENT AND APPLICABILITY. This
8 Act, being deemed of immediate importance, takes effect upon
9 enactment and applies to urban renewal plans and projects
10 approved, amended, or modified on or after the effective date
11 of this Act.

12	EXPLANATION
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13 This bill provides that a municipality proposing an urban
14 renewal project that utilizes moneys from a division of revenue
15 pursuant to Code section 403.19 (tax increment financing) shall
16 consider and apply the smart planning principles and guidelines
17 under Code sections 18B.1 and 18B.2. The bill requires
18 the municipality to conduct a separate hearing regarding
19 application of the smart planning principles and guidelines.
20 The hearing must be held prior to the public hearing on the
21 urban renewal plan required under Code section 403.5(3). The
22 bill specifies the notice requirements for the meeting and the
23 contents of the meeting notice.

24 The bill takes effect upon enactment and applies to urban
25 renewal plans and projects approved, amended, or modified on or
26 after the effective date of the bill.